

## **Chapter 18.18**

### **RPD RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT**

#### **Sections:**

- 18.18.010 Purpose of district.
- 18.18.020 Permitted uses.
- 18.18.030 Accessory uses.
- 18.18.040 Conditional uses.
- 18.18.050 Applicability.
- 18.18.060 Amenities--Number required.
- 18.18.070 Amenities--Designated.
- 18.18.080 Lot coverage.
- 18.18.090 Off-street parking.
- 18.18.095 Minimum lot size.
- 18.18.100 Open space area.
- 18.18.110 Density bonus conditions.
- 18.18.120 Development plan--Contents--Submittal.
- 18.18.140 Development plan--Review and approval.
- 18.18.150 Subdivision requirements.

#### **18.18.010 Purpose of district.**

The RPD residential planned development overlay district is intended to permit and encourage flexibility of site planning, with appropriate safeguards and controls for residential development, by allowing variations from the standards specified elsewhere in Division I of this title. Relaxation of lot sizes, yards and density requirements will be permitted when, in the opinion of the planning commission and approval of the city council, the proposed development will enhance the area in which it is proposed, by exceptional design and arrangement of buildings, provision of open space and landscaping, the protection of the welfare and privacy of adjoining property, or the construction and reservation of housing units for lower income or senior households. (Ord. 1009 N.S. § 1 (part), 1991; Ord. 559 N.S. § A (part), 1981)

**18.18.020 Permitted uses.**

The following uses shall be permitted in the RPD district:

- A. All permitted uses in the underlying zoning district.
- b. Single-family detached dwellings on a single common lot of record. (Ord. 1473 N.S. § 23, 2000; Ord. 1343 N.S. § 3, 1997; Ord. 1215 N.S. § 21, 1995; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

**18.18.030 Accessory uses.**

The following uses are the accessory uses permitted in the RPD district:

- A. Signs, complying with the applicable regulations set forth in Chapter 18.76 of this title;
- B. Private garages and parking areas;
- C. Home occupations;
- D. Other accessory uses and buildings customarily appurtenant to a permitted use. (Ord. 559 N.S. § A (part), 1981)

**18.18.040 Conditional uses.**

The following uses may be conditionally allowed in the RPD district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Social halls, lodges, fraternal organizations and clubs, except those operated as a business for profit;
- B. Licensed nursing homes and convalescent hospitals, having less than fifteen patient beds;
- C. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural or public-service type, not including corporation yards, storage or repair yards, and warehouses;
- D. Hospitals and other medical facilities, provided that such uses are located adjacent to an arterial road, as designated on the General Plan land use map;
- E. Nursery schools. (Ord. 1473 N.S. § 24, 2000; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

**18.18.050      Applicability.**

A. All single-family and multifamily residential developments which are proposed to be developed using standards which deviate from those of the underlying zoning district and all residential condominium or townhouse development shall develop only in a residential planned unit development district. To apply for a residential planned unit district, the applicant shall file an application for rezoning to RPD with the community development department. Development densities shall be limited to those of the underlying zoning classification, except that density bonuses may be granted pursuant to the provisions of Chapter 18.47 of this title and this chapter.

B. The city council may initiate a residential planned district zone in accordance with the procedures set forth in Chapter 18.62 of this title without a development plan submittal. However, future development of residential planned development district land would then be subject to development plan submittal requirements and all other requirements specified in this chapter.

C. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater.

D. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 1009 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 6 (part), 8 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

**18.18.060      Amenities--Number required.**

A. Minimum amenities for a residential planned development shall be provided as follows:

1. Fifteen to twenty-four dwelling units, one amenity;
2. Twenty-five to forty-nine dwelling units, two amenities;
3. Fifty to ninety-nine dwelling units, three amenities;
4. One hundred or more dwelling units, four amenities, plus an additional amenity for each fifty dwelling units beyond one hundred.

B. Waiver of the amenities required shall be considered by the planning commission and city council for a residential planned development which provide housing for lower income or senior households as defined in Chapter 18.47 of this title. (Ord. 1009 N.S. § 1 (part), 1991; Ord. 899 N.S. § 8 (part), 1989; Ord. 611 N.S. § A, 1983; Ord. 559 N.S. § A (part), 1981)

**18.18.070 Amenities--Designated.**

A. Amenities for a residential planned development project shall include any combination of the following:

1. Playlots;
2. Swimming pool;
3. Tennis court;
4. Recreational hall (meeting room, assembly hall, etc.);
5. Exercise room and/or recreation building;
6. Shuffleboard, horseshoes, bowling green, etc.;
7. Handball courts;
8. Racquetball court and/or squash court;
9. Basketball courts;
10. Open space;
11. Passive recreation area and/or gardens;
12. Par 3 golf course and/or pitch-and-putt golf;
13. Bridle paths;
14. Any proposed amenity found by the planning commission to provide recreation or meet the needs of the project residents to a level similar to that provided by the above.

B. All amenities provided will be selected by the developer subject to planning commission review. Recreational amenities shall be designed to serve the anticipated inhabitants of the project. (Ord. 559 N.S. § A (part), 1981)

**18.18.080 Lot coverage.**

Lot coverage shall not exceed that prescribed by the underlying zone classification, with the exception of a planning commission grant of a density bonus as described below. (Ord. 559 N.S. § A (part), 1981)

**18.18.090 Off-street parking.**

Required off-street parking shall be provided, as described in Chapter 18.50 of this title. Additional parking for storage of recreational vehicles, trailers and other miscellaneous vehicles shall be provided at the rate of one space per seven dwelling units, and shall be adequately secured; or the conditions, covenants and restrictions (CC&R's) shall provide for no recreational vehicle parking. (Ord. 559 N.S. § A (part), 1981)

**18.18.095 Minimum lot size.**

A. Where variation in development standards is permitted under the provisions of this chapter, exceptions to minimum lot sizes in all RE and R-1 districts shall be permitted up to a maximum of 25 percent below the base district requirements, provided that all provisions of this chapter are satisfied. This exception to minimum lot size shall not apply to duet units on corner lots in the RE and R-1 zones, except as provided below:

1. In the R-1-12,000 district, duet units on corner lots may be on lots that are a minimum of four thousand, two hundred square feet provided that when added to the size of the adjoining duet lot, the two lots in aggregate are at least nine thousand square feet.

2. Variation in minimum lot sizes in the R-2 and R-3 zoning districts shall be established as part of the RPD approval process.

3. Where single-family detached dwellings are located on a common lot, a defined front, side and rear yard space shall be provided for each dwelling equal to no less than 75 percent of the base district requirements, exclusive of any common driveways or shared access easements and exclusive of the common area outside of the defined yard spaces for each dwelling. (Ord. 1473 N.S. § 25, 2000; Ord. 1272 N.S. § 3, 1996; Ord. 1228 N.S. § 19, 1995)

**18.18.100 Open space area.**

A. Minimum open space area required shall be provided for at the following residential zoning category rates:

1. R-E, R-1 densities, sixty percent;

2. R-2 density, fifty percent;

3. R-3 density, forty percent, unless waived or modified as provided for under Section 18.18.060(B).

B. At least one-half of the total open space requirements shall be devoted to open space usable by the residents, and for such use be suitable in the following particulars: Physical surface characteristics, area dimensions, location, and physical improvements. (Ord. 1009 N.S. § 1 (part), 1991; Ord. 559 N.S. § A (part), 1981)

**18.18.110 Density bonus conditions.**

A. The planning commission may authorize an increase in allowable dwelling unit density for a residential project design which is exceptionally beneficial to the residents and users of the project and to the neighborhood or for those residential projects that assist in meeting the

lower income or senior housing needs of the community. When a developer has complied with the requirements of Chapter 18.78 or has received the maximum number of evaluation points under the corresponding section of Chapter 18.78 and the planning commission makes the finding that the proposed residential development meets the minimum requirements for building allotments or the amenities exceed the minimum required and are considered of exceptionally high-quality design by the planning commission, the planning commission may, with the approval of precise development plans, award a density increase. The total density bonus shall not exceed twenty-five percent of the density normally allowed inclusive of bonuses for both project design and affordability.

B. The applicant may be awarded maximum density bonuses in each of the following categories:

1. Providing housing units for lower income or senior households as provided in Chapter 18.47, up to a twenty-five percent density bonus;
2. Providing energy conservation measures and installation of alternative energy equipment, i.e., including but not limited to solar-powered heaters, or other innovative technological solutions (corresponding Section 18.78.280), five-percent density bonus;
3. Providing architectural design, site and landscape which:
  - a. Compliments surrounding architectural development,
  - b. Pedestrian circulation that ties into surrounding development by extending well-designed pedestrian walkways and pathways as a part of a master planned system,
  - c. Compliments specific city design plans, (Street beautification, linear park, buffer along incompatible land use, etc.) five-percent density bonus;
4. Providing for the incorporation of transfer of development credits from another site to the development, up to a maximum 25 percent density bonus. (Ord. 1215 N.S. § 22, 1995; Ord. 1009 N.S. § 1 (part), 1991; Ord. 899 N.S. § 2 (part), 1989; Ord. 559 N.S. § A (part), 1981)

#### **18.18.120 Development plan--Contents--Submittal.**

A. New residential planned development and residential condominiums shall be subject to Chapter 18.78 of this title. A request for the establishment of a residential planned development district shall be accompanied by the following information, unless the overlay district is initiated by the city, in which case the requirements shall be the responsibility of any subsequent applicant.

- B. The development plan shall contain the following information:
1. Scale, North arrow, and title block;
  2. Name and address of owner, project engineer and project architect;
  3. Vicinity map and legal description;

4. Site plan showing boundary lines and dimensions of the property, with an indication of the surrounding land uses and lot configuration;
5. Location of any creeks, streams, existing trees greater than four inches in diameter, and groupings of trees;
6. Location and dimension of all existing and proposed buildings, vehicle and pedestrian circulation ways, recreational amenities, parking areas, landscaped areas, and any other purposeful uses on the project. If development is to occur in phased construction, such phases shall be identified;
7. Calculation of area, and percentage of the total devoted to building coverage, parking, circulation, and usable open space. An indication of the total number of dwelling units with a breakdown by bedroom count per dwelling unit;
8. Schematic drawings and renderings depicting architectural design of buildings and structures proposed;
9. Preliminary Grading Plan including existing topographical information and other unique natural features. All plans shall be prepared in accordance with the submittal requirements for this application on file in the Community Development Department.
10. Preliminary Landscape Plan prepared in accordance with the submittal requirements for this application on file in the Community Development Department.
11. Supplemental written material, to include:
  - a. A statement of planning objectives to be achieved, and a description of the character of the proposed residential planned development district,
  - b. A development scheme, indicating all phasing of construction,
  - c. A statement of the applicant's intention with regard to the sale or lease of the units, and provisions for maintenance of the common area and features;
12. Project applications and the required fees. (Ord. 1473 N.S. § 26, 2000: Ord. 559 N.S. § A (part), 1981)

#### **18.18.140 Development Plan--Review and approval.**

A. The procedure for review and approval to establish a residential planned development district for construction of planned development units or condominium units is as follows:

1. Submission of application for RPD zone classification to the community development department, including the development plans and supportive materials; staff review for completion of submittal requirements and adequacy of project design;
2. Planning commission review for approval of rezoning request and preliminary development plan in a public hearing;

3. City council approval of the preliminary development plan and the conditions thereon, and the rezoning request. (Within one year after the effective date of the amendment to the zoning map, the applicant shall file with the community development department a precise development plan and necessary supportive material, as described in Section 18.18.130, for staff review of its conformity to the preliminary development plan. Failure to provide required documents within a one-year period shall result in a revision of the pertinent zoning to the previous zoning district. This reversion clause shall not apply to city-initiated rezonings.)

4. Community development director approval of site plan, landscape plan, building design, and sign program for all developments except for custom lot developments;

5. Review of environmental impact information, as required by the California Environmental Quality Act;

6. Planning commission review and finding that the precise development plan is in substantial conformance to the preliminary development plan.

B. No building shall be constructed within fifty feet of a ridgeline, nor fifty feet of a perennial or intermittent stream. All proposed structures shall be constructed outside of the one-hundred-year floodplain. (Ord. 1473 N.S. § 28, 2000; Ord. 1111 N.S. § 10, 1992; Ord. 860 N.S. § 2, 1988; Ord. 559 N.S. § A (part), 1981)

#### **18.18.150 Subdivision requirements.**

A. Prior to the construction and sale of any units, the applicant shall have received all necessary approvals to subdivide in conformance to the precise development plan. Approval of any subdivision shall be as required by Division I of this title. With the submission of the tentative map, the applicant shall provide for review by the city attorney a copy of all organizational documents, these organizational documents to show all conditions of the plans and specifications for the development of the project as approved, and the requirements of Division I of this title.

B. Prior to construction of any units, the applicant shall have received all necessary approvals of off-site improvement plans. The city engineer and chief building official shall review and approve all grading plans. (Ord. 559 N.S. § A (part), 1981)